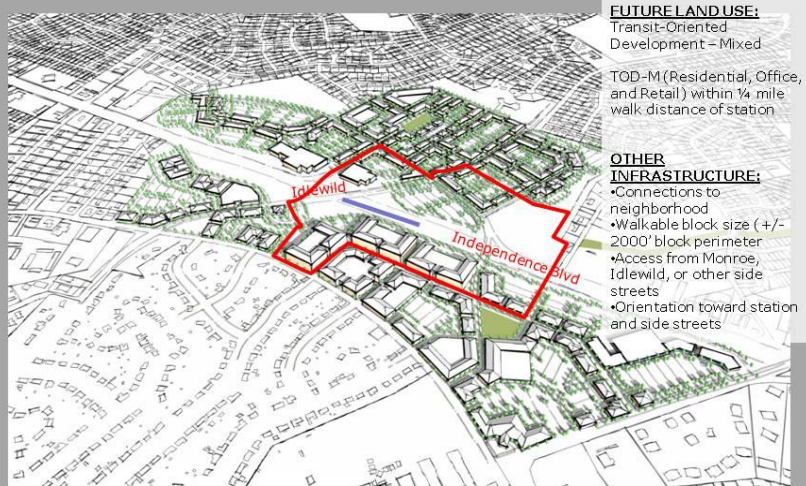


# Independence Boulevard Area Plan- Advisory Group Exercise

## October 14, 2008

### Regional Node Example Concept



**FUTURE LAND USE:**  
Transit-Oriented  
Development – Mixed

TOD-M (Residential, Office,  
and Retail) within 1/4 mile  
walk distance of station

**OTHER  
INFRASTRUCTURE:**

- Connections to  
neighborhood
- Walkable block size (+/-  
2000' block perimeter
- Access from Monroe,  
Idlewild, or other side  
streets
- Orientation toward station  
and side streets

GLATTING JACKSON KERCHER ANGLIN

Are the land uses appropriate?

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Is access and connectivity addressed?

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Other opportunities missed?

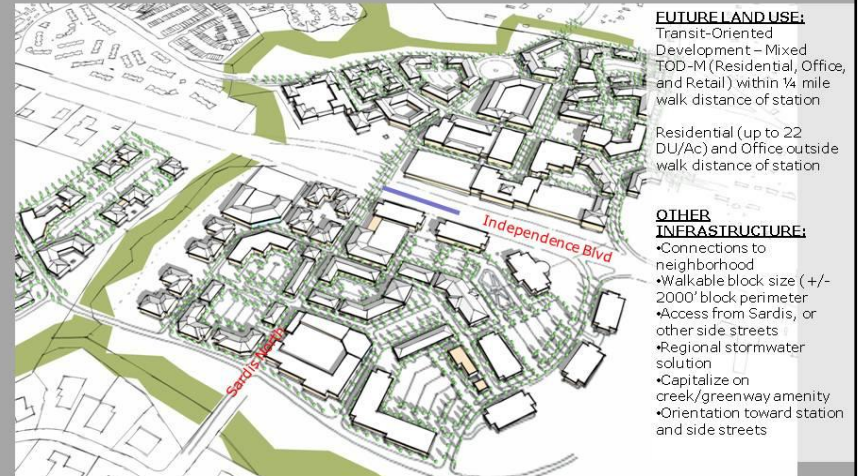
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### Regional Node Example Concept



**FUTURE LAND USE:**  
Transit-Oriented  
Development – Mixed  
TOD-M (Residential, Office,  
and Retail) within 1/4 mile  
walk distance of station

Residential (up to 22  
DU/Ac) and Office outside  
walk distance of station

**OTHER  
INFRASTRUCTURE:**

- Connections to  
neighborhood
- Walkable block size (+/-  
2000' block perimeter
- Access from Sardis, or  
other side streets
- Regional stormwater  
solution
- Capitalize on  
creek/greenway amenity
- Orientation toward station  
and side streets

GLATTING JACKSON KERCHER ANGLIN

Are the land uses appropriate?

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Is access and connectivity addressed?

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Other opportunities missed?

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Independence Boulevard Area Plan- Advisory Group Exercise  
October 14, 2008

**Neighborhood Node  
Example Concept**



GLATTING JACKSON KERCHER ANGLIN

**Are the land uses appropriate?**

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**Is access and connectivity addressed?**

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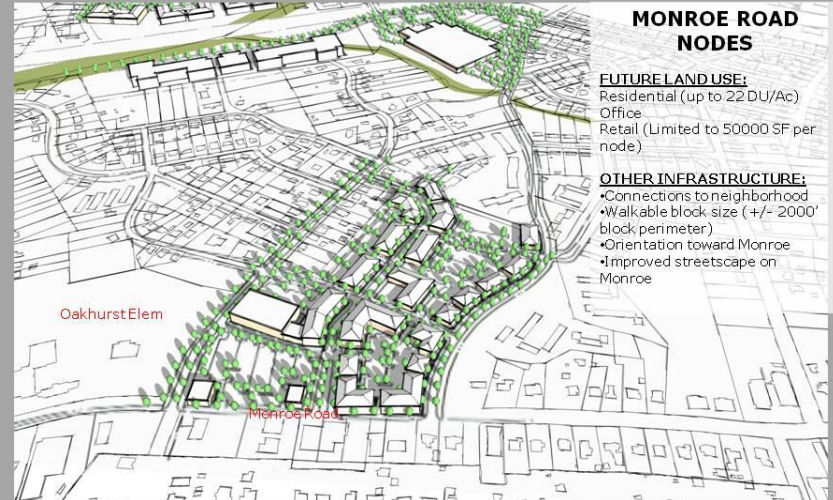
**Other opportunities missed?**

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**Neighborhood Node  
Example Concept**



GLATTING JACKSON KERCHER ANGLIN

**Are the land uses appropriate?**

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**Is access and connectivity addressed?**

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**Other opportunities missed?**

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Independence Boulevard Area Plan- Advisory Group Exercise  
October 14, 2008

**Neighborhood Core  
Example Concept**



GLATTING JACKSON KERCHER ANGLIN

**Are the land uses appropriate?**

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**Is access and connectivity addressed?**

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**Other opportunities missed?**

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**Neighborhood Core  
Example Concept**



GLATTING JACKSON KERCHER ANGLIN

**Are the land uses appropriate?**

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**Is access and connectivity addressed?**

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**Other opportunities missed?**

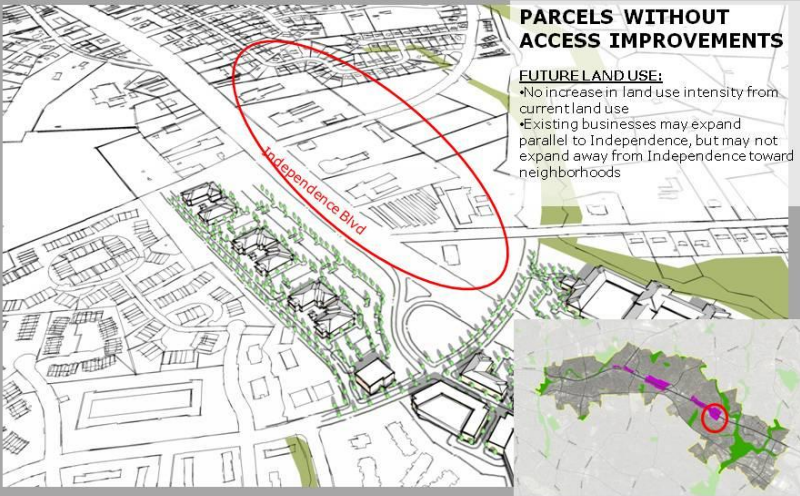
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Independence Boulevard Area Plan- Advisory Group Exercise  
October 14, 2008

**Independence Business District  
Example Concept**



**PARCELS WITHOUT  
ACCESS IMPROVEMENTS**

**FUTURE LAND USE:**

- No increase in land use intensity from current land use
- Existing businesses may expand parallel to Independence, but may not expand away from Independence toward neighborhoods

GLATTING JACKSON KERCHER ANGLIN

Are the land uses appropriate?

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Is access and connectivity addressed?

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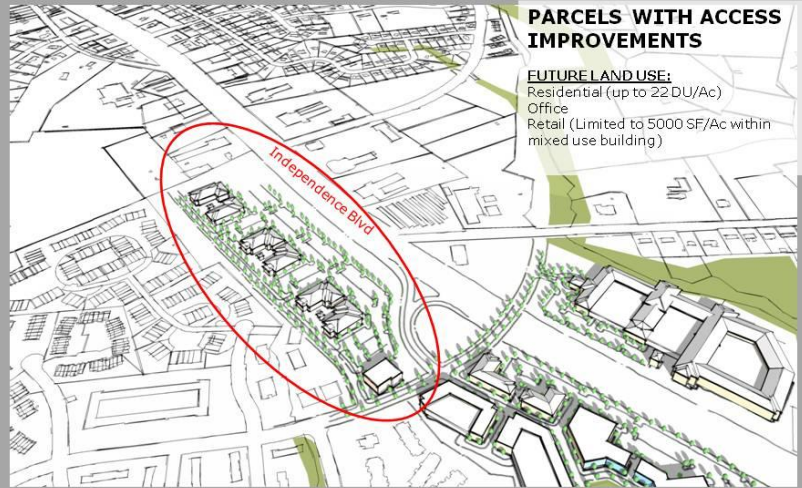
Other opportunities missed?

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**Independence Business District  
Example Concept**



**PARCELS WITH ACCESS  
IMPROVEMENTS**

**FUTURE LAND USE:**

- Residential (up to 22 DU/Ac)
- Office
- Retail (Limited to 5000 SF/Ac within mixed use building)

GLATTING JACKSON KERCHER ANGLIN

Are the land uses appropriate?

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Is access and connectivity addressed?

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Other opportunities missed?

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